

Home Occupations and Home Industries 43A



A DDES Customer Information Bulletin



King County Department of Development and Environmental Services
900 Oakesdale Avenue Southwest Renton, Washington 98055-1219

<http://www.metrokc.gov/ddes/>

Frequently Asked Questions

King County DDES has created customer information bulletins to inform the general public about the effect of codes and regulations on their projects. These bulletins are not intended to be complete statements of all laws and rules and should not be used as substitutes for them. If conflicts and questions arise, current codes and regulations are the final authority. Because the codes and regulations may be revised or amended at any time, consult King County staff to be sure you understand all requirements before beginning work. It is the applicant's responsibility to ensure that each project meets all requirements of applicable codes and regulations.

If you are considering starting a small business as a sideline at your home or farm, you must comply with the King County Zoning Code (Title 21A) regulations for “home occupation” or “home industry,” depending on the scope of your business.

The King County Zoning Code (K.C.C. Chapter 21A.06) defines **home occupation** and **home industry** as follows:

A home occupation is “a limited-scale service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or accessory building and is subordinate to the primary use of the site as a residence.”

A home industry is “a limited-scale sales, service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or residential accessory building, or in a barn or other resource accessory building and is subordinate to the primary use of the site as a residence.”

The key point in both definitions is that the activity is **limited** in scale. It is a sideline, and the use is secondary to the primary use of the property (e.g., a residential use). In the language of the Zoning Code, a secondary use is an **accessory use**. That means that the use is not the primary or original use for which the property was intended and by which it was classified.

A **home occupation** is smaller in scope than a **home industry**. The Zoning Code does not specify any special requirements or minimum site area for a **home occupation**, whereas the Code requires the site area for a **home industry** to be a minimum of one acre. However, the total area devoted to a **home occupation** must not exceed 20 percent of the floor area of the dwelling unit. For a **home industry**, the total area devoted to the industry must not exceed 50 percent of the floor area of the dwelling unit.

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To calculate the total area of the home occupation or home industry, do not include areas with attached garages and storage buildings as part of the dwelling unit. They may, however, be used to store goods for the home occupation or industry.

Requirements for employees, parking, and landscaping are more extensive for home industries than for home occupations. The following chart summarizes the requirements for **home occupations** and **home industries** as provided in the King County Zoning Code.

HOME OCCUPATIONS AND HOME INDUSTRIES		
Requirement	Home Occupation	Home Industry
Zones	Permitted in all zones if the home occupation is an accessory use to a residence.	Permitted in Zones A, RA, UR, R1-8, with a Conditional Use Permit (CUP).
Site Area	No special requirements.	1-acre minimum.
Total Area	No more than 20 percent of floor area of dwelling unit.	No more than 50 percent of floor area of dwelling unit.
Employee Activities	No more than one nonresident A limited-scale service or fabrication activity, conducted indoors , except that activities related to growing and storing plants may be conducted outdoors.	No more than four nonresidents Same requirements as for home occupation, except that sales are limited to items produced on-site (but not items collected, traded, and sold, such as coins, stamps, and antiques).
Activities prohibited in Urban Residential Zones (URZs)	Sales are limited to mail order and telephone sales with off-site delivery. Auto, truck, and heavy equipment repair. Auto-body work or painting Parking/storage of heavy equipment. Storage of building materials for use on other properties.	Activities subject to a CUP.
Parking	One stall for a nonresident employee (if employed) and one stall for patrons (when services are on the site) must be provided. Note: This requirement is in addition to the required parking for the dwelling unit.	Same requirements as for home occupation, plus additional customer parking required, at one stall per 1,000 square feet of building floor area and 2,000 square feet of outdoor workspace or storage area.

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Requirement	Home Occupation	Home Industry
Landscaping	No special requirements	<p>Note: This requirement is in addition to the required parking for the dwelling unit. 10 feet of Type I landscaping* is required around portions of parking and outside storage areas visible from adjacent property or rights-of-way (ROWs).</p> <p>*See the current King County Zoning Code or refer to Bulletin 22, <i>Zoning Code: Landscaping Requirements</i> for additional information.</p>
Miscellaneous	<ol style="list-style-type: none"> 1. May use one vehicle for pickup of materials or distribution of products, provided a) no parking occurs in setback areas, and b) the vehicle does not exceed a 1-ton capacity. 2. Use of electrical and mechanical equipment must not a) result in a change to the fire rating, b) create visual or audible interference in radio or TV receivers, or c) create fluctuations in line voltage off-premises. 3. Services to patrons must be arranged by appointment or provided off site. 	<p>The Manager of the Land Use Services Division ensures compatibility by the following:</p> <ol style="list-style-type: none"> 1. Limiting type and size of equipment used. 2. Providing for setbacks or screening, as needed. 3. Specifying hours of operation. 4. Determining acceptable levels of outdoor lighting. 5. Requiring sound level tests for certain activities (see King County Code [KCC] 12.88 pertaining to environmental health).

Frequently Asked Questions

Where To Go for Help		
Department/Telephone	Type of Question	Business Hours
Department of Development and Environmental Services (DDES) 206-296-6600	Adopting zoning regulations and zoning map questions	8:30 a.m. to 4:30 p.m., Monday, Tuesday, Thursday, and Friday 10:30 a.m. to 4:30 p.m., Wednesday

Other bulletins and telephone numbers that may be helpful

Bulletin 1	Building and Development Permit Telephone Numbers
Bulletin 9	Obtaining a Residential Building Permit
Bulletin 12	The Residential Building Permit Process
Bulletin 17A	Zoning Code: Overview and Summary
Bulletin 20A	Zoning Code: Sign Requirements
Bulletin 22	Zoning Code: Landscaping Requirements

206-296-6600 DDES Information



King County complies with the Americans with Disabilities Act (ADA). If you require an accommodation to attend a meeting (two weeks' notice) or require this information in Braille, audiocassette, or large print, please call 206-296-6693 or TTY 206-296-7217.